

## REQUEST FOR COUNCIL ACTION

MEETING  
DATE: 10-06-03

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AGENDA SECTION: CONTINUED PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. <b>E-4</b>
ITEM DESCRIPTION: Final Plat #03-28 by GAC Theaters, Inc. to be known as Chateau Second Replat. The applicant is proposing to re-subdivide Lot 1, Block 1, Chateau Subdivision into 2 lots for development. The property is located along the north side of East Circle Drive NE (CSAH 22), east of TH 63 and is the property where the Chateau Theatre is located.		PREPARED BY: Theresa Fogarty, Planner

September 25, 2003

NOTE: The applicant called and has requested that this item be continued until the November 3, 2003 Council meeting.

### Planning Department Review:

See attached staff report dated August 26, 2003, recommending approval subject to the following conditions:

1. Grading and Drainage Plan for the development of the vacant proposed Lot 2, Block 1 shall be determined at the time of Site Plan Development Review. A Storm Water Management charge will be applicable to the development of Lot 2, Block 1, for any increase in impervious surface, if on-site detention is not provided.
2. A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the August 19, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.
3. Gravity flow Sanitary Sewer is not currently available to serve Lot 2, Block 1. The Owner shall be required to extend utilities through a City-Owner Contract, or shall execute a Contribution Agreement to address its obligations regarding the cost for the City to extend utilities.
4. There are items regarding landscaping and stabilization of the rock face that were required by previous Site Development Plan approval for this property, that to date have not been completed. The applicant is required to complete its obligations prior to Site Development Plan approval for Lot 2, Block 1.

### Council Action Needed:

1. If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.

### Attachments:

1. Staff report, dated August 28, 2003.

### Distribution:

1. City Administrator
2. City Clerk
3. City Attorney
4. Planning Department File
5. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, October 6, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
6. McGhie & Betts, Inc.

COUNCIL ACTION: Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to: \_\_\_\_\_

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